

68 Chelsfield Grove, Chorlton, Manchester, M21 7BD



JP&Brimelow
ESTATE AGENTS



6 4 3 B

VIDEO TOUR AVIALABLE An imposing and impressive, SIX DOUBLE BEDROOM, detached residence. Situated on a highly regarded and quiet cul-de-sac off Mauldeth Road, in Chorlton. Reconfigured and improved by the current owners, offering stylish and spacious accommodation throughout.

Within a short walk of the Metrolink station on St Werburgh's Road, giving you easy access to The City Centre, Manchester airport and Media City. Strolling distance to the centre of Chorlton, Chorlton Park & Beech Road with its array of shops, bars and restaurants.

The property is laid out over three floors and in brief consists of; an entrance hall with useful storage cupboard, a bedroom which allows access into a three-piece wet room complete with electric shower and Full 24-way Fuse Box. A fabulous open plan kitchen/ lounge dining area, the kitchen benefits from ample storage space, an upgraded Vaillant Boiler using Hive Thermostat, a large central breakfast island with drop down led light power, Velux roof windows solar powered remote-controlled, high-end appliances and bi-fold doors leading out into the rear enclosed garden.

To the first floor there is a good-sized south facing family room, a large double bedroom with built in wardrobes and an en-suite bathroom.

Stairs leading to the second floor reveal four further double bedrooms, bedrooms 2 benefitting from built in wardrobes and an en-suite shower room, whilst bedroom three and four benefit from a 'jack and Jill en-suite shower room.

The property benefits from gas fired central heating, CAT 6 cabling for CCTV, External Bollard with solar lamp, Zappy EV Charger point with wiring for 2 units, a driveway providing off road parking for multiple vehicles, all bedrooms bar one have hot & cold A/C, and a rear enclosed garden.

£850,000





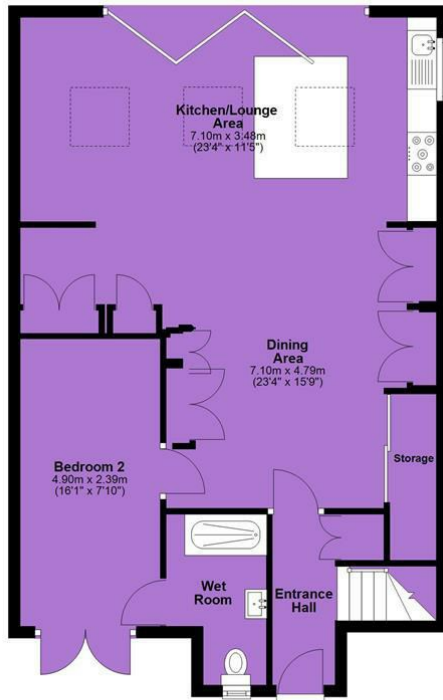
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

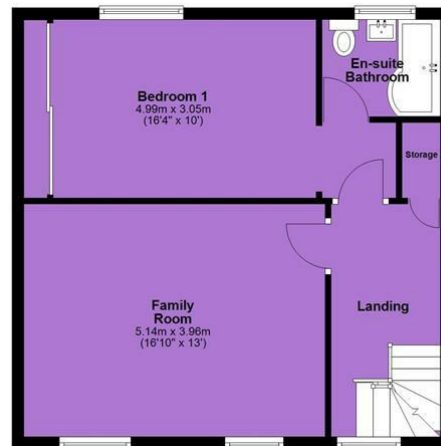


Tenure: Leasehold Council Tax Band: E

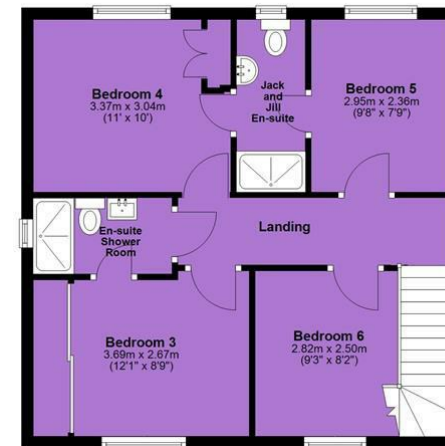
Ground Floor



First Floor



Second Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

